BLK 8 LOTS 1 & 2
OLD TOWN S/D UNR

BYNUM MARY ALICE
730 PIERSON DRIVE
HIGHLANDS, NC 28741

2023

00-00-31-1580-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

920 SAN FERNANDO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	195,720
TOTAL MARKET VALUE	195,720
SOH/AGL Deduction	0
ASSESSED VALUE	195,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,720
TOTAL JUST VALUE	195,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091292	REPAIR/RRF	750	09/23/2009
8360	XFOB	550	06/01/1994
7552	ADDITION	15,750	02/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1677	10/26/2022	WD	Q	V	01	239,900
GRANTOR: KURPIERS RICHARD & DO						
GRANTEE: BYNUM MARY ALICE						
2022/0532	1/08/2016	WD	Q	V	02	45,000
GRANTOR: HARPER SHANNON & LAUR						
GRANTEE: KURPIERS RICHARD &						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0	0010		46.00	93.00	46.60	FF		1.00	1.00	1.20	3,500.00	4,200.00	195,720							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 195,720 Market: 0 Agricultural: 0 Common: 195,720 PRINTED 08/02/2023 BY SYS